

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1817

1 WHEREAS, Time Warner has submitted an application designated as
2 Special Permit No. 1817 for authority to construct a cable television building on property
3 located at South 84th Street and Karl Ridge Road, and legally described to wit:

4 The remaining portion of Lot 4, Trendwood 22nd Addition,
5 Lincoln, Lancaster County, Nebraska;

6 WHEREAS, the real property adjacent to the area included within the site
7 plan for this cable television building will not be adversely affected; and

8 WHEREAS, said site plan together with the terms and conditions hereinafter
9 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
10 Code to promote the public health, safety, and general welfare.

11 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
12 Lincoln, Nebraska:

13 That the application of Time Warner, hereinafter referred to as "Permittee",
14 to construct a cable television building, on the property legally described above, be and the
15 same is hereby granted under the provisions of Section 27.63.225 of the Lincoln Municipal
16 Code upon condition that construction and operation of said cable television building be
17 in strict compliance with said application, the site plan, and the following additional express
18 terms, conditions, and requirements:

19 1. This permit approves a building to be used for cable television
20 purposes.

1 2. A waiver of the driveway design standards to reduce the minimum
2 separation between the driveway and the west curb line of proposed 84th Street from 55
3 feet to 52 feet is hereby approved.

4 3. A waiver of the driveway design standards to reduce the minimum
5 driveway width from 25 feet to 18 feet is hereby approved.

6 4. Before receiving building permits:

7 a. The Permittee must request and receive approval of an
8 administrative amendment to remove this land area from the
9 Trendwood Community Unit Plan.

10 b. The construction plans must conform to the approved plans.

11 5. Before occupying the building, all development and construction must
12 be completed in conformance with the approved plans.

13 6. All privately-owned improvements including landscaping shall be
14 permanently maintained by the Permittee.

15 7. The site plan approved by the permit shall be the basis for all
16 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
17 elements, and similar matters.

18 8. The terms, conditions, and requirements of this resolution shall be
19 binding and obligatory upon the Permittee, its successors, and assigns. The building
20 official shall report violations to the City Council which may revoke the special permit or
21 take such other action as may be necessary to gain compliance.

22 9. The Permittee shall sign and return the City's letter of acceptance to
23 the City Clerk within 30 days following approval of the special permit, provided, however,

1 said 30-day period may be extended up to six months by administrative amendment. The
2 City Clerk shall file a copy of the resolution approving the special permit and the letter of
3 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
4 Permittee.

5 10. The site plan as approved with this resolution voids and supersedes
6 all previously approved site plans on this site.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant